

LOT 26
IN OR 2108/1992
CREEKSIDE #2 PB 7/32

JOHNSON ANGELA
87126 BRANCH CREEK DR
YULEE, FL 32097

2025

51-3N-27-0262-0026-0000



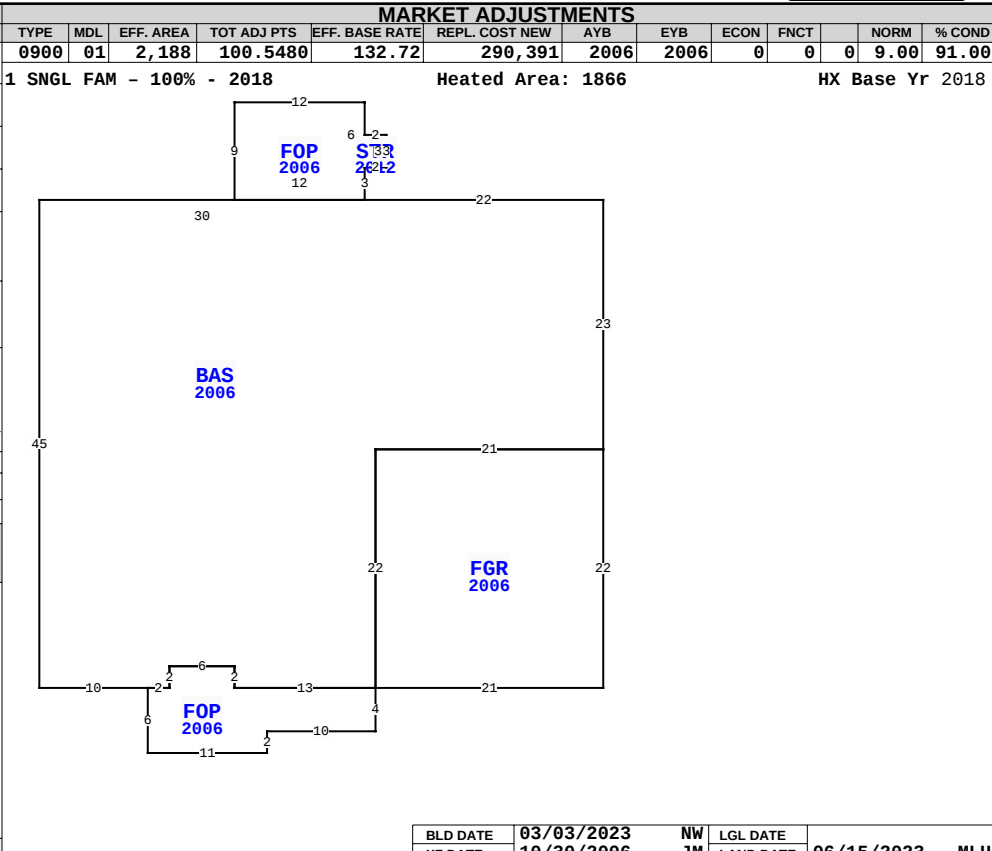
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4037.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,866	100	2006	1,866	225,367
FGR	462	55	2006	254	30,677
FOP	108	30	2006	32	3,865
FOP	118	30	2006	35	4,227
STR	6	10	2012	1	121
TOTALS	2,560			2,188	264,256

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00
2	0811	CONCRETE B	0	100	0	807.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00



TOTAL OB/XF									
5,389									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	264,256		
TOTAL MARKET OB/XF VALUE	5,389		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	344,645		
SOH/AGL Deduction	148,933		
ASSESSED VALUE	195,712		
TOTAL EXEMPTION VALUE	HX HB WX 55,722		
BASE TAXABLE VALUE	139,990		
TOTAL JUST VALUE	344,645		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	332,065		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10775	MECH OTHER	0	12/01/2005
E15898	ELEC OTHER	2,000	10/01/2005
C16048	CO ISSUED	141,380	09/01/2005
P10062	OTHER	0	09/01/2005
R08214	REPAIR/RRF	2,800	09/01/2005
B16048	NEW CONSTR	141,380	09/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2108/1992	3/20/2017	WD	Q	I	02
GRANTOR: MCVEIGH TERRY ANNE & GRANTEE: JOHNSON MICHAEL & A					
1596/1802	12/11/2008	WD	U	I	07
GRANTOR: SEDA CONSTRUCTION COM GRANTEE: MCVEIGH TERRY ANNE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W22 FOP=[YR=2006] N3 STR=[YR=2012] E2 N3 W2 S3\$ N6 W12 S9 E12\$ W30 S45 E10 FOP=[YR=2006] S6 E11 N2 E10 N4 W13 N2 W6 S2 W2\$ E2 N2 E6 S2 E13 FGR=[YR=2006] E21 N22 W21 S22\$ N22 E21 N23\$.									